

**NOTICE OF DETERMINATION**



**POSTED**

**OCT 12 2023**

**ORANGE COUNTY CLERK-RECORDER DEPARTMENT**

**TO:**  State of California  
Office of Planning & Research  
PO Box 3044  
Sacramento, CA. 95812-3044

**FROM:** City of Irvine  
Community Development Department  
PO Box 19575  
Irvine, CA. 92623-9575  
**Attn:** **Victor Mendez**  
**Associate Planner**  
**949-724-7338**

County Clerk  
County of Orange  
PO Box 238  
Santa Ana, CA 92702

**BY:** \_\_\_\_\_ **DEPUTY**

**SUBJECT:** Filing of **Notice of Determination** in compliance with Section 21108 or 21152 of the Public Resources Code.

**State Clearinghouse No.:** 83061702  
(if submitted to State Clearinghouse)

**Project Title and File No.:** Lot 103 Master Plan 00881196-PMP & Lot 106 Master Plan 00881205-PMP

**Applicant:** Irvine Company Apartment Development  
550 Newport Center Drive, Newport Beach, CA 92660  
Attn: Mark Middlebrook, (949) 720-2784

**Project Location:** (include County) Lots 103 and 106 in Planning Area 33 in the City of Irvine. Lot 103 encompasses 6.2 gross acres and is bounded by Barranca Parkway to the north, Meridian to the east, Gateway to the south, and Pacifica to the west. Lot 106 encompasses 4.2 gross acres and is bounded by the SR-133 on- and off-ramps to the north and west, Pacifica to the east, and Alton Parkway to the south.

**Project Description:** The project consists of a Master Plan with Affordable Housing Plan for the development of 652 residential apartment units on Lot 103, and a Master Plan with Affordable Housing Plan for the development of 244 residential apartment units on Lot 106.

This is to advise that on September 21, 2023, the **Planning Commission of the City of Irvine, as lead agency**, approved the above-described Master Plans with Affordable Housing Plans, and made the following determinations regarding the above described-project:

1. An Environmental Impact Report (SCH No. 83061702) **was** previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to previously certified EIR (SCH No. 83061702) was prepared pursuant to Section 15164 of the State CEQA Guidelines and concluded that the proposed project **will not** have any new or more severe significant effects on the environment that were not previously identified in the EIR. The project's effects were analyzed in the EIR and Addendum and all feasible mitigation measures from the EIR have been incorporated into the project approval.
3. New mitigation measures **were not** made a condition of the approval of this project.
4. A new mitigation reporting or monitoring plan **was not** adopted for this project.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.

This is to certify that the Addendum and certified EIR, with comments, responses; and record of project approvals, are available to the general public at the City of Irvine City Hall, Community Development Department, One Civic Center Plaza, Irvine, California 92623.

**Victor Mendez, Associate Planner**  
Name and Title

October 10, 2023  
Date

**FILED**

**OCT 12 2023**

**ORANGE COUNTY CLERK-RECORDER DEPARTMENT**

**BY:** \_\_\_\_\_ **DEPUTY**

**Recorded in Official Records, Orange County**  
**Hugh Nguyen, Clerk-Recorder**



50.00

\* \$ R 0 0 1 4 6 0 0 2 8 4 \$ \*

202385000891 9:23 am 10/12/23

383 CRVIT01A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

30-10/12/2023-0877

RECEIVED

POSTED

FILED

AUG 15 1983

OCT 12 2023

AUG 10 1983



CITY OF IRVINE  
COMMUNITY DEVELOPMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

LEE A. BRANCH / County Clerk  
Deputy

# NOTICE OF DETERMINATION

TO:

Secretary for Resources  
1416 Ninth Street, Room 1311  
Sacramento, California 95814

County Clerk  
County of Orange  
Clerk of the Board

FROM: City of Irvine  
Department of Community Development  
17200 Jamboree Road  
P. O. Box 19575  
Irvine, California 92713  
(714) 754-3600

FILED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: DEPUTY

PROJECT TITLE AND FILE NUMBER Irvine Center Development Agreement	EIR NUMBER:
STATE CLEARINGHOUSE NUMBER: 83061702	INITIAL STUDY NUMBER: 82-IS-1100
PROJECT CONTACT PERSON: Michael Thiele	TELEPHONE NUMBER: (714) 660-3835
PROJECT LOCATION: In the triangle of land formed by the San Diego Freeway (I-405) the Santa Ana Freeway (I-5), and the Laguna Freeway (SR-133)	
PROJECT DESCRIPTION: A development agreement between the City of Irvine and The Company which is an implementation mechanism for development of Irvine Center, 4 million ± sq. ft. commercial-office complex.	

This is to advise that the City of Irvine, City Council on 3/9/83 has approved the above described project and made the following determinations:

- A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

Mitigation Measures  were made a condition of project approval.  
 were not

The project, in its approved form,  will have a significant effect on the environment.  
 will not

A statement of overriding considerations  was adopted for this project.  
 was not

A copy of the Negative Declaration or Environmental Impact Report, and record of project approval may be examined at the City of Irvine.

SIGNATURE:

*Michael Thiele*

DATE RECEIVED FOR FILING:

TITLE:  
Senior Planner

DATE:  
8/10/83



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

**Print**    **StartOver**    **Save**

RECEIPT NUMBER:  
 30 — 10/12/2023 — 0877  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 83061702

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF IRVINE	LEAD AGENCY EMAIL	DATE 10/12/2023
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202385000891	

PROJECT TITLE

LOT 103 MASTER PLAN 00881196-PMP & LOT 106 MASTER PLAN 00881205-PMP

PROJECT APPLICANT NAME IRVINE COMPANY APARTMENT DEVELOPMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (949 )724-7338
PROJECT APPLICANT ADDRESS 550 NEWPORT CENTER DRIVE	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

**PROJECT APPLICANT** (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**


- |   |            |    |      |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,839.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,764.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,305.25 | \$ | 0.00 |

- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 50.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED   
 \$ 50.00

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, CLAUDIA FRANCO
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FILED

POSTED



NOTICE OF DETERMINATION OCT 12 2023

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

TO: [X] State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA. 95812-3044

BY: [Signature] FROM:

DEPUTY
City of Irvine
Community Development Department
PO Box 19575
Irvine, CA. 92623-9575
Attn: Victor Mendez
Associate Planner
949-724-7338

POSTED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code. BY: C.C. DEPUTY

State Clearinghouse No.: 83061702
(if submitted to State Clearinghouse)

Project Title and File No.: General Plan Amendment 00863251-PGA, First Reading of Zone Change 00870341-PZC, First Reading of Development Agreement 00911705-PDA (Lot 103 Residential Development), and First Reading of Development Agreement 00911981-PDA (Lot 106 Residential Development)

Applicant: Irvine Company Apartment Development
550 Newport Center Drive, Newport Beach, CA 92660
Attn: Mark Middlebrook, (949) 720-2784

Project Location: Lots 103 and 106 in Planning Area 33 in the City of Irvine. Lot 103 encompasses 6.2 gross acres and is bounded by Barranca Parkway to the north, Meridian to the east, Gateway to the south, and Pacifica to the west. Lot 106 encompasses 4.2 gross acres and is bounded by the SR-133 on- and off-ramps to the north and west, Pacifica to the east, and Alton Parkway to the south.

Project Description: The project consists of a General Plan Amendment to amend Land Use Element Table A-1 of the Irvine General Plan to allow the addition of 1,000 dwelling units in the Irvine Spectrum Center Regional Commercial Area with a corresponding reduction in commercial square footage in Planning Area 33. The following ordinances were introduced for First Reading: (1) Zone Change to amend Chapter 9-33 and Section 3-37-26 of the Zoning Ordinance to allow for the increase in residential units and reduction in commercial square footage, to change the zoning designation for Lots 103 and 106 from 4.6 Urban Commercial and 4.8 Irvine Center Garden Commercial, respectively, to 4.7C Urban Commercial, and to amend development standards for the 4.7C Urban Commercial zoning district relative to residential development; (2) Development Agreement to establish public benefits and affordable housing requirements associated with the Lot 103 residential development project; and (3) Development Agreement to establish public benefits and affordable housing requirements associated with the Lot 106 residential development project.

FILED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C. DEPUTY

This is to advise that on October 10, 2023, the City Council of the City of Irvine, as lead agency, approved the above-described General Plan Amendment, and introduced for the First Reading the proposed Zone Change and Development Agreement ordinances, and made the following determinations regarding the above described-project:

- 1. An Environmental Impact Report (SCH No. 83061702) was previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to previously certified EIR (SCH No. 83061702) was prepared pursuant to Section 15164 of the State CEQA Guidelines and concluded that the proposed project will not have any new or more severe significant effects on the environment that were not previously identified in the EIR. The project's effects were analyzed in the EIR and Addendum and all feasible mitigation measures from the EIR have been incorporated into the project approval.
3. New mitigation measures were not made a condition of the approval of this project.
4. A new mitigation reporting or monitoring plan was not adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Addendum and certified EIR, with comments, responses; and record of project approvals, are available to the general public at the City of Irvine City Hall, Community Development Department, One Civic Center Plaza, Irvine, California 92623.

Victor Mendez, Associate Planner
Name and Title

[Signature]
Signature

October 10, 2023
Date

RECEIVED

FILED

FILED

AUG 15 1983

OCT 12 2023

AUG 10 1983



CITY OF IRVINE  
COMMUNITY DEVELOPMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C DEPUTY

LEE A. BRANCH County Clerk  
Deputy

# NOTICE OF DETERMINATION

TO:

Secretary for Resources  
1416 Ninth Street, Room 1311  
Sacramento, California 95814

County Clerk  
County of Orange  
Clerk of the Board

FROM: City of Irvine  
Department of Community Development  
17200 Jamboree Road  
P. O. Box 19575  
Irvine, California 92713  
(714) 754-3600

POSTED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: [Signature] DEPUTY

FILED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: [Signature] DEPUTY

PROJECT TITLE AND FILE NUMBER Irvine Center Development Agreement	EIR NUMBER:
STATE CLEARINGHOUSE NUMBER: 83061702	INITIAL STUDY NUMBER: 82-IS-1100
PROJECT CONTACT PERSON: Michael Thiele	TELEPHONE NUMBER: (714) 660-3835
PROJECT LOCATION: In the triangle of land formed by the San Diego Freeway (I-405) the Santa Ana Freeway (I-5), and the Laguna Freeway (SR-133)	
PROJECT DESCRIPTION: A development agreement between the City of Irvine and The Company which is an implementation mechanism for development of Irvine Center, an million ± sq. ft. commercial-office complex.	

This is to advise that the City of Irvine, \_\_\_\_\_ City Council \_\_\_\_\_ on 3/9/83 has approved the above described project and made the following determinations:

- A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

POSTED

OCT 12 2023

Mitigation Measures  were made a condition of project approval  were not  were not

The project, in its approved form,  will have a significant effect on the environment.  will not

A statement of overriding considerations  was adopted for this project.  was not

A copy of the Negative Declaration or Environmental Impact Report, and record of project approval may be examined at the City of Irvine.

SIGNATURE:

Michael Thiele

DATE RECEIVED FOR FILING:

TITLE:  
Senior Planner

DATE:  
8/10/83

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: C.C DEPUTY



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:  
 30 — 10/12/2023 — 0876  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 83061702

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF IRVINE	LEAD AGENCY EMAIL	DATE 10/12/2023
COUNTY/STATE AGENCY OF FILING Orange		DOCUMENT NUMBER 202385000890

PROJECT TITLE  
 GENERAL PLAN AMENDMENT 00863251-PGA, FIRST READING OF ZONE CHANGE 00870341-PZC, FIRST...

PROJECT APPLICANT NAME IRVINE COMPANY APARTMENT DEVELOPMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (949 ) 724-7338
PROJECT APPLICANT ADDRESS 550 NEWPORT CENTER DRIVE	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	3,839.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 3,889.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, CLAUDIA FRANCO
----------------	---

FILED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
 BY: DEPUTY

POSTED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
 BY: DEPUTY



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-10|12|2023-0876

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



3889.25

\* \$ R 0 0 1 4 6 0 0 1 3 6 \$ \*

202385000890 8:53 am 10/12/23

477 Vitlndx Z02

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Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

GENERAL PLAN AMENDMENT 00863251-PGA, FIRST READING OF ZONE CHANGE 00870341-PZC, FIRST READING OF DEVELOPMENT AGREEMENT 00911705-PDA (LOT 103 RESIDENTIAL DEVELOPMENT), AND FIRST READING OF DEVELOPMENT AGREEMENT 00911981-PDA (LOT 106 RESIDENTIAL DEVELOPMENT)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**POSTED**

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: \_\_\_\_\_ DEPUTY

**FILED**

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: \_\_\_\_\_ DEPUTY

**FILED**

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C DEPUTY

**POSTED**

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C DEPUTY

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON** October 12, 2023  
Posted \_\_\_\_\_ Removed \_\_\_\_\_  
Returned to agency on \_\_\_\_\_  
DEPUTY CARINA CORTES

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.